

# TO LET ON NEW LEASE REFURBISHED OFFICE BUILDING WITH PARKING



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MODERN OFFICE /  
BUSINESS UNIT

1,904 SQ FT  
176.92 SQ M

- Refurbished office building
- Open plan and partitioned offices
- 7 parking spaces
- To let on new lease
- £27,500pa + VAT

8 LANSDOWNE COURT, BUMPERS WAY, CHIPPENHAM, WILTSHIRE, SN14 6RZ

## LOCATION

Chippenham is a popular and expanding town located approximately 4 miles south of the Junction 17 of the M4 Motorway, approximately 13 miles east of Bristol and 12 miles west of Swindon. Bumpers Farm is the primary industrial estate in the town, situated immediately adjacent to the A350 Chippenham western by-pass.

Lansdowne Court is located at the end Bumpers Way, the main road into the Bumpers Farm Estate.

## DESCRIPTION

Lansdowne Court is a courtyard development of two storey office units, of brick construction under pitched tile covered roofs.

Unit 8 is a semi-detached building that forms part of Grenville House. The front entrance is from the courtyard and car parking area. The rear of the property overlooks mature landscaping.

An entrance lobby provides a staircase to the first floor and a door into an inner lobby with two toilets included one suitable for disabled person access.

Doors lead to a partitioned office and a large open plan office space, that has a fitted breakfast bar with worktop, sink & drainer and built in under counter fridge.



Ground floor – open plan office with breakfast bar



Ground floor – partitioned office

The first floor is totally open plan.



First floor open plan office

The office space on both floors has recently been refurbished and provides the following specification:

- Carpet floor covering
- Suspended ceiling with integral new LED lighting
- Window blinds
- Air conditioning
- Smoke detectors and fire alarm system.

Externally to the front are 7 allocated car parking spaces.

The landscaped area to the rear of the property provides an attractive setting for locating a picnic bench.



Landscaped area at rear of building

### ACCOMMODATION

The building has been measured on a net internal floor area basis

	Sq M	Sq Ft
<b>Ground floor</b>		
Offices	77.65	836
<b>First floor</b>		
Office	99.27	1,068
<b>Total</b>	<b>176.92</b>	<b>1,904</b>

### TERMS

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years.

### PRICE / RENT

£27,500 per annum for an occupational lease.

We are advised that the property is registered for VAT, so VAT at the standard rate will be payable on the purchase price and rent.

### SERVICE CHARGE

A service charge is payable toward the maintenance of the landscaping and common parts of the Cavalier Court development. The current service charge is approximately £3,600 + VAT per annum but paid quarterly.

The property owner is also liable for a contribution to the building insurance for the property. This is currently approximately £1,000 + VAT, paid annually in March each year.

### BUSINESS RATES

The Valuation Office Agency website lists the property as having a Rateable Value effective from 1<sup>st</sup> April 2023 of £20,750.

### ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for energy efficiency and has been given a rating of 52 within Band C.

A copy of the Certificate and associated Recommendation Report is available from the agent on request.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

### VIEWING AND FURTHER INFORMATION

Via Huw Thomas of Huw Thomas Commercial

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Details prepared July 2023

## Disclaimer

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